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## Committee of Adjustment

**Date:** April 10, 2025  
**Time:** 1:00 PM  
**Location:** Council Chambers, Civic Centre, 2nd Floor  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1  
and Online Video Conference

### Members

Sebastian Patrizio (Chair)  
John Page  
Wajeeha Shahrukh  
Timothy Rowan  
Janice Robinson  
Ken Ellis  
Frank Dale

### Contacts

Evan Pu, Committee of Adjustment Coordinator, Legislative Services  
905-615-3200 ext.5507 or 8246  
[evan.pu@mississauga.ca](mailto:evan.pu@mississauga.ca)

Natalia Joffre, Committee of Adjustment Coordinator, Legislative Services  
905-615-3200 ext.5507 or 8696  
[natalia.joffreanez@mississauga.ca](mailto:natalia.joffreanez@mississauga.ca)

**PUBLIC MEETING STATEMENT:** While some planning matters, such as consent or minor variance applications, do not specifically require that you participate in the process in order to appeal, the OLT has the power to dismiss an appeal without holding a hearing if the appeal is not based on any apparent land use planning grounds and is not made in good faith or is frivolous or vexatious, or is made only for the purpose of delay.

### ***Send written submissions or request notification of future meetings to:***

Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, Attn: Committee of Adjustment Coordinators – 2nd Floor 300 City Centre Drive, Mississauga, ON, L5B 3C1 or  
Email: [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca). Written submissions must be received by the Friday prior to the hearing.

### ***Requests to speak:***

Pre-registration is required to speak virtually (by computer or telephone) at a hearing. Pre-registration is preferred but not required to appear in person. Requests can be made by email: [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by phone: 905-615-3200 ext.5507 and must be received by the

Friday prior to the hearing. If you do not wish to speak, the hearing will be livestreamed here:  
[www.mississauga.ca/portal/cityhall/council-and-committee-videos](http://www.mississauga.ca/portal/cityhall/council-and-committee-videos).

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1. CALL TO ORDER
  2. DECLARATION OF CONFLICT OF INTEREST
  3. DEFERRALS OR WITHDRAWALS
  4. MATTERS TO BE CONSIDERED
    - 4.1 A42.25  
38 Ben Machree Dr (Ward 1)
    - 4.2 A66.25  
7420-7440 Ninth Line (Ward 9)
    - 4.3 A68.25  
43 North Alarton St (Ward 5)
    - 4.4 A70.25  
55 Coveseide Dr & 251 Masonry Way (Ward 1)
    - 4.5 A71.25  
1340 Hickory Dr (Ward 3)
    - 4.6 A76.25  
1987 Balsam Ave (Ward 2)
    - 4.7 A77.25  
4293 Poltava Cres (Ward 3)
    - 4.8 A202.24  
3091 Bonaventure Dr (Ward 5)
    - 4.9 A603.24  
3703 Broomhill Cres (Ward 3)
    - 4.10 A13.25  
1598 Calverton Crt (Ward 1)
  5. OTHER BUSINESS
  6. ADJOURNMENT

### **In Person and Virtual Public Hearing**

#### **Why you received this letter:**

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

#### **Details of the application and meeting information:**

The property owner of 38 Ben Machree Dr, zoned R15-2 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house and an accessory dwelling unit proposing:

1. A height of eaves of 7.04m (approx. 23.10ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;
2. A dwelling depth of 20.26m (approx. 66.47ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and
3. A lot coverage of 48.72%, whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance;
4. A front yard setback of 5.11m (approx. 16.77ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 6.00m (19.69ft) in this instance; and
5. A height to the highest ridge of 10.21m (approx. 33.50ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.5m (approx. 31.17ft) in this instance.

The Committee has set **Thursday, April 10, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

#### **How to participate:**

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- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
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- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by

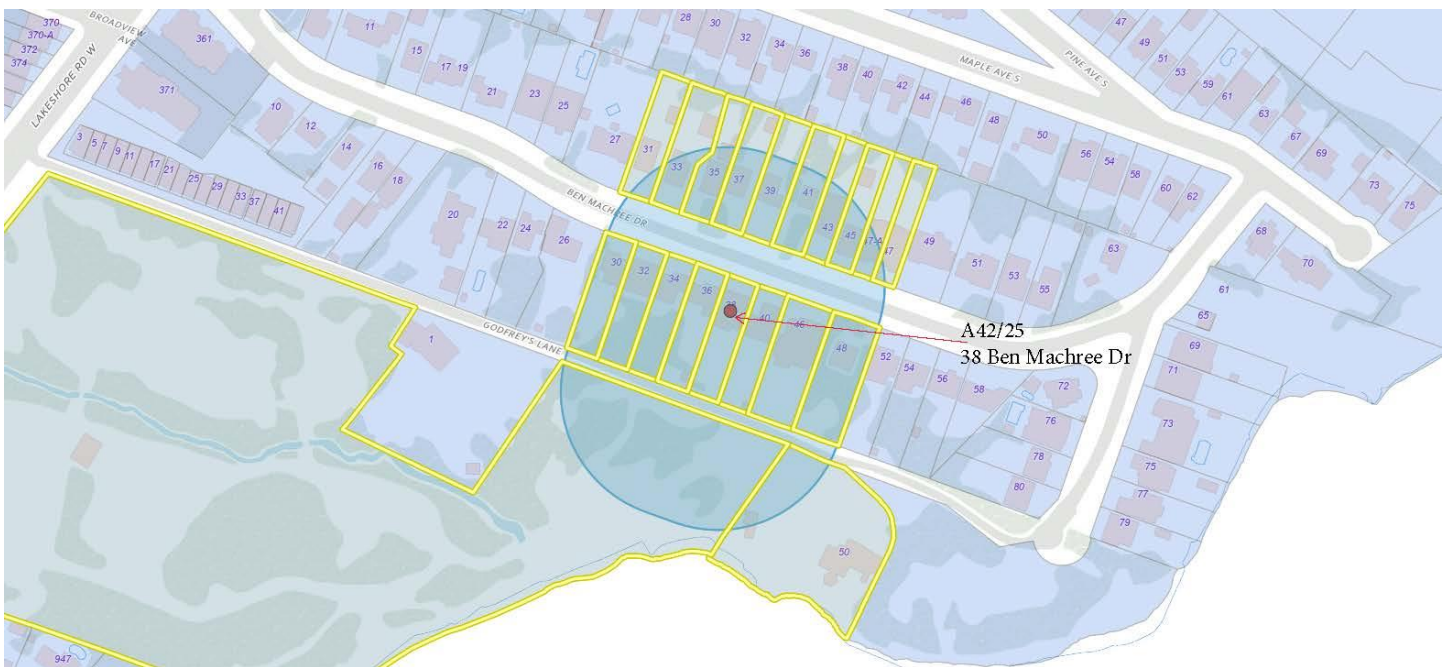
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**Additional Information:**

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### **In Person and Virtual Public Hearing**

#### **Why you received this letter:**

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

#### **Details of the application and meeting information:**

The property owner of 7420-7440 Ninth Line, zoned OS1-Open Space; PB1-Parkway Belt, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a Transportation Facility use within OS (Open Space) and PB (Parkway Belt) Zones whereas By-law 0225-2007, as amended, does not allow a Transportation Facility use within OS (Open Space) and PB (Parkway Belt) Zones in this instance.

The Committee has set **Thursday, April 10, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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#### **Details of the application and meeting information:**

The property owner of 43 North Alarton St, zoned R3-69-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A height to peak of the roof of 9.46m (approx. 31.04ft) whereas By-law 0225-2007, as amended, permits a maximum height to peak of the roof of 9.00m (approx. 29.53ft) in this instance;
2. A height to the underside of eaves of 6.71m (approx. 22.01ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (approx. 21.00ft) in this instance;
3. A lot coverage of 32.90% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and
4. A gross floor area – infill residential of 331.01sq m (approx. 3,562.96sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 296.96sq m (approx. 3,196.45sq ft) in this instance.

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#### **Details of the application and meeting information:**

The property owner of 55 Coveseide Dr & 251 Masonry Way, zoned RA3-36-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow reduced parking space dimensions proposing:

1. An obstruction up to 1.58m (approx. 5.18ft) on one side of the parking space for 15 parking spaces whereas By-law 0225-2007, as amended, permits a maximum obstruction on one side of a parking space of 1.00m (approx. 3.28ft) in this instance;
2. An obstruction up to 2.56m (approx. 8.40ft) on one side of the parking space for 2 parking spaces whereas By-law 0225-2007, as amended, permits a maximum obstruction on one side of a parking space of 1.00m (approx. 3.28ft) in this instance;
3. A parking space width of 2.54m (approx. 8.33ft) whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.60m (approx. 8.53ft) in this instance; and
4. A parking space width of 1.89m (approx. 6.20ft) and a parking space length of 4.52m (approx. 14.83ft) whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.60m (approx. 8.53ft) and a minimum parking space length of 5.20m (approx. 17.06ft) in this instance.

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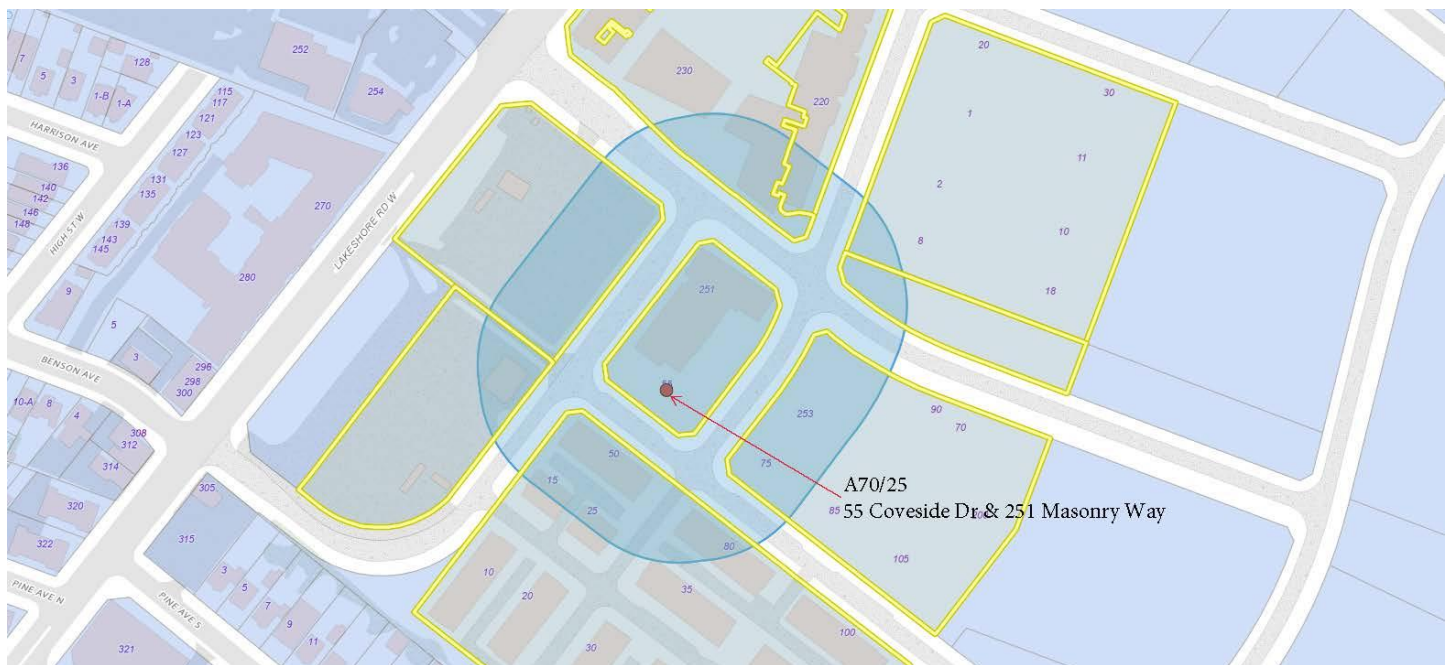
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#### **Details of the application and meeting information:**

The property owner of 1340 Hickory Dr, zoned R3-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance proposing a structure to be located in the front yard of a residential property whereas By-law 0225-2007, as amended, does not allow a structure to be located in the front yard of a residential property in this instance.

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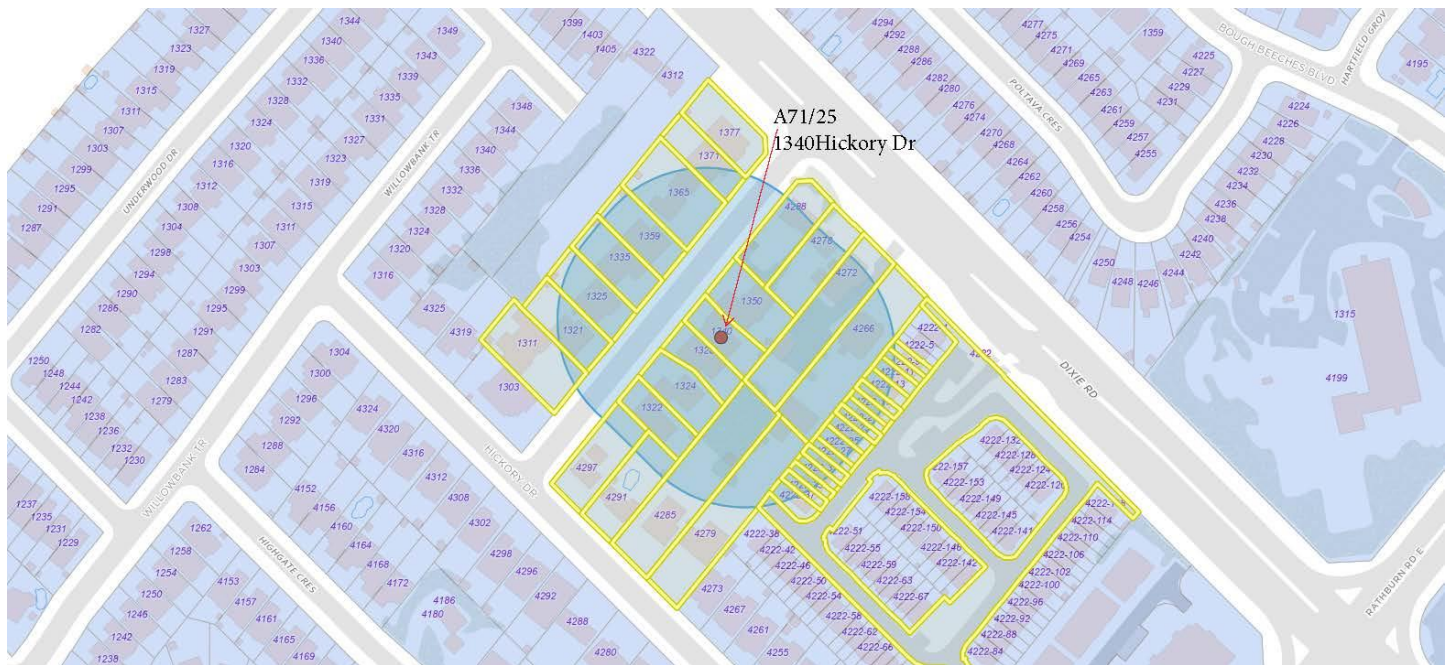
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### **In Person and Virtual Public Hearing**

#### **Why you received this letter:**

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

#### **Details of the application and meeting information:**

The property owner of 1987 Balsam Ave, zoned R3-2-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing:

1. A rear yard setback of 0.914m (approx. 3.00ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 1.20m (approx. 3.94ft) in this instance;
2. An interior side yard setback of 0.914m (approx. 3.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance;
3. An accessory structure area of 30.10sq m (approx. 324.00sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq m (approx. 215.28sq ft) in this instance; and
4. A height for an accessory structure of 3.95m (approx. 12.96ft) whereas By-law 0225-2007, as amended, permits a maximum height for an accessory structure of 3.50m (approx. 11.48ft) in this instance.

The Committee has set **Thursday, April 10, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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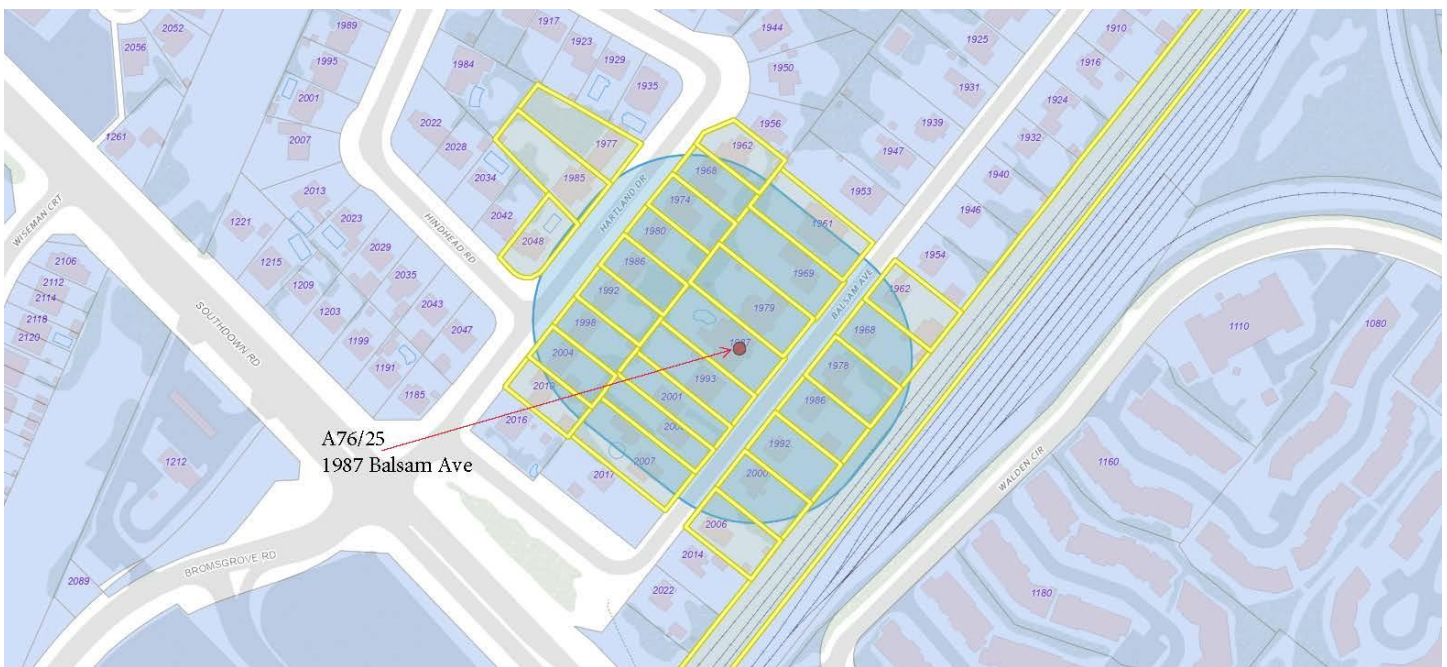
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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A77.25  
Ward: 3

## In Person and Virtual Public Hearing

### Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

### Details of the application and meeting information:

The property owner of 4293 Poltava Cres, zoned RM1-3 Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of new walkout basement stairs and permit the existing linked dwelling to remain on the subject property and any additions/alterations to be developed in accordance with the RM1-3 regulations whereas By-law 0225-2007, as amended, does not permit a linked dwelling in a RM1-3 in this instance.

The Committee has set **Thursday, April 10, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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#### **Details of the application and meeting information:**

The property owner of 3091 Bonaventure Drive, zoned R3-69-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A lot coverage of 30.69% (192.50sq m) whereas By-law 0225-2007, as amended permits a maximum lot coverage of 30% (188.12sq m) in this instance; and,
2. A gross floor area of 327.30sq m (approx. 3523.03sq ft) whereas By-law 0225-2007, as amended permits a maximum gross floor area of 275.41sq m (approx. 2964.49sq ft) in this instance.

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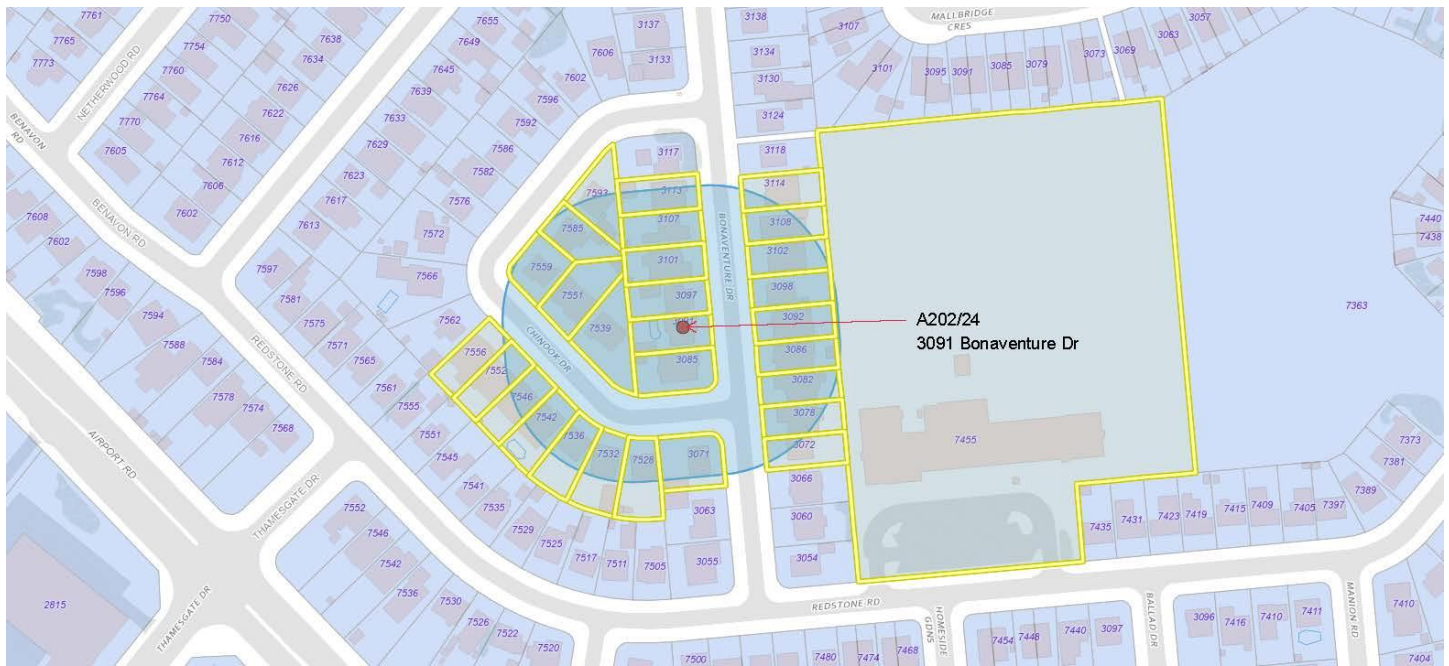
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#### **Details of the application and meeting information:**

The property owner of 3703 Broomhill Cres, zoned RM1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of an accessory structure proposing:

1. An combined occupied area for all accessory buildings and structures of 34.86sq.m (approx. 375.23sq.ft) whereas By-law 0225-2007, as amended, permits a maximum combined occupied area for all accessory buildings and structures of 30.00sq.m (approx. 322.92sq.ft) in this instance;
2. A height of 4.33m (approx. 14.21ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance;
3. A rear yard of 0.25m (approx. 0.82ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 0.61m (approx. 2.00ft) in this instance;
4. An area of 18.58sq.m (approx. 199.99sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of 10.00sq.m (approx. 107.64sq.ft) in this instance; and
5. A lot coverage of 50.50% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance.

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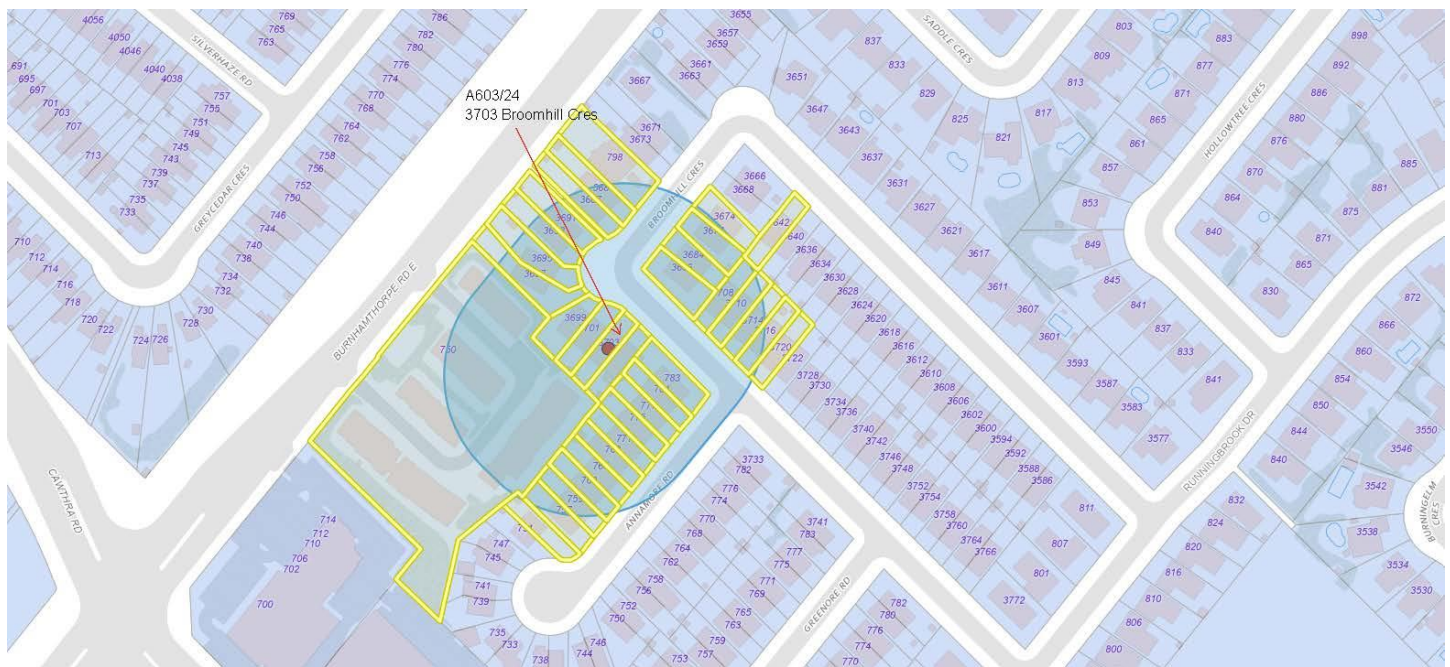
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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A13.25  
Ward: 1

## In Person and Virtual Public Hearing

### Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

### Details of the application and meeting information:

The property owner of 1598 Calverton Crt, zoned R2-1-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a detached dwelling proposing:

1. A lot area of 787.2sq m (approx. 8,473.35sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 810.00sq m (approx. 8,718.77sq ft) in this instance;
2. An exterior side yard setback of 5.42 m (approx. 17.78ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 7.50m (approx. 24.61ft) in this instance;
3. A dwelling unit depth of 21.41m (approx. 70.24ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
4. A height – flat roof of 8.60m (approx. 28.22ft) whereas By-law 0225-2007, as amended, permits a maximum height – flat roof of 7.50m (approx. 24.61ft) in this instance;
5. A setback to the deck of 3.41m (approx. 11.19ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.90m (approx. 19.36ft) in this instance;
6. A setback to the decorative column of 5.53m (approx. 18.14ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.90m (approx. 19.36ft) in this instance;
7. A setback to the covered porch of 5.53m (approx. 18.14ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.90m (approx. 19.36ft) in this instance;
8. An exterior side yard setback to the second storey of 6.65m (approx. 21.82ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 7.50m (approx. 24.61ft) in this instance; and
9. A front yard setback of 6.63m (approx. 21.75ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.00m (approx. 22.97ft) in this instance.

The Committee has set **Thursday, April 10, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

### How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.

- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email [virtualmeeting.help@mississauga.ca](mailto:virtualmeeting.help@mississauga.ca).
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

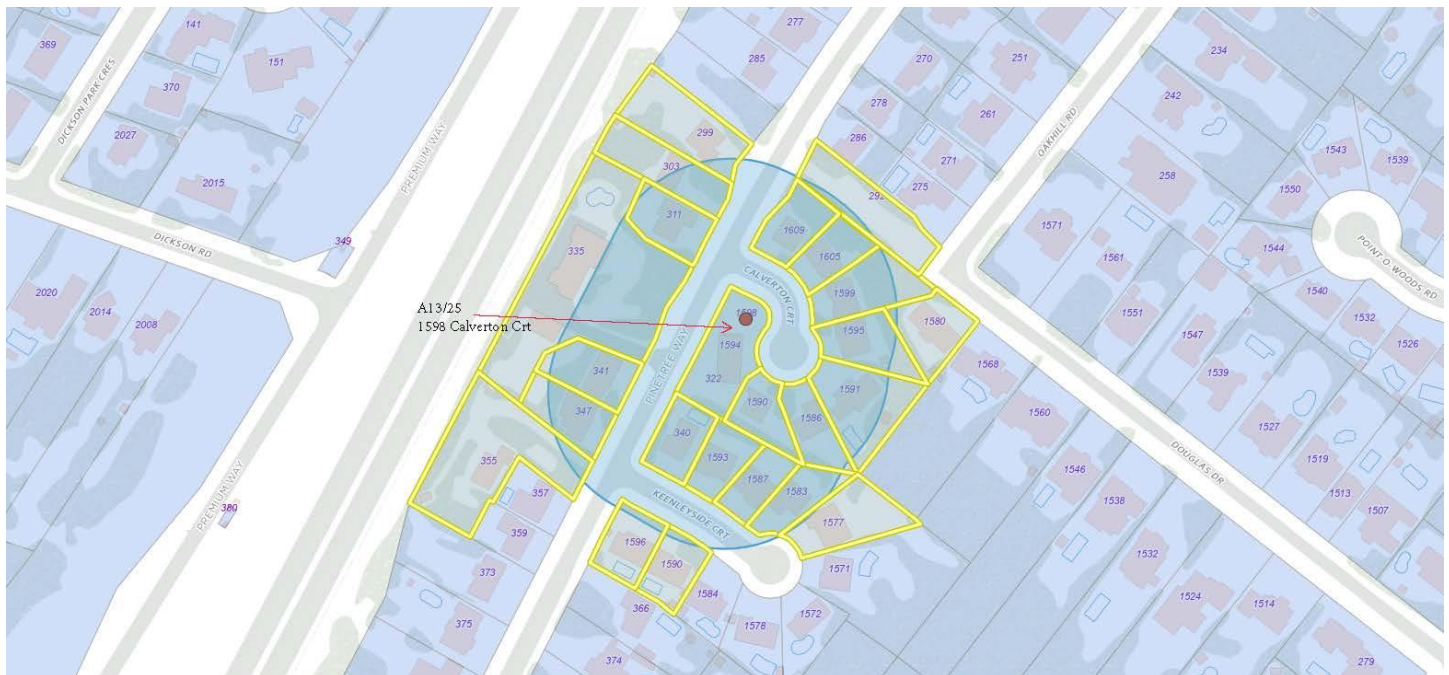
If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

**Additional Information:**

- For more information about this matter, contact [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

**Committee of Adjustment Appeal Process:**

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



**Legal notice:**

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in

accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.